HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Québec CMA

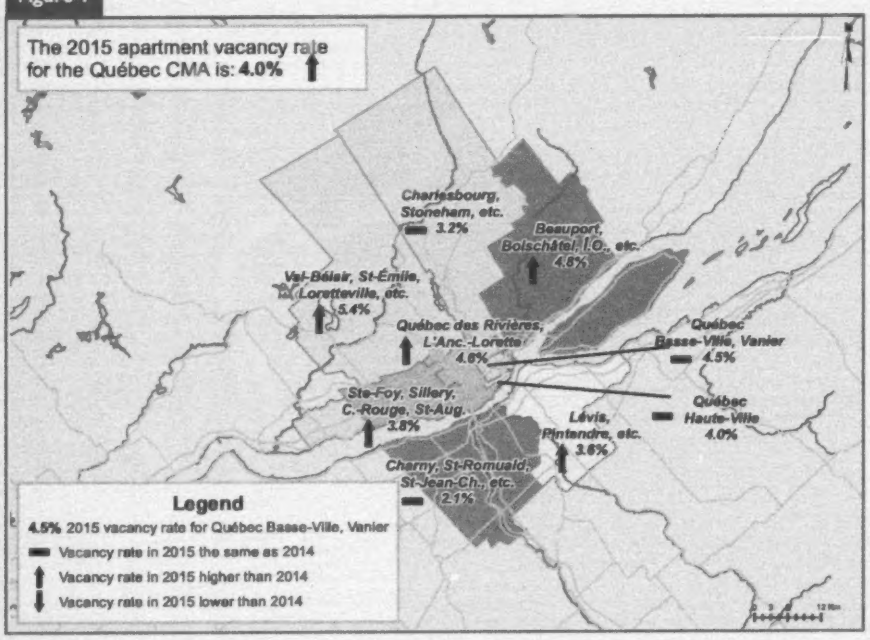
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- The rental housing vacancy rate increased, reaching 4.0 per cent in October 2015, compared to 3.1 per cent a year earlier.
- Four sectors had market conditions that were softer than the CMA average: Val-Bélair, Les Rivières, Beauport and Basse-Ville.
- Between 2014 and 2015, the estimated change in the average rent for two-bedroom apartments was 1.3 per cent.

Figure 1


The 2015 apartment vacancy rate for the Québec CMA is: 4.0%
Charlesbourg, Stoneham, etc. 3.2%
Beauport, Boischâtel, I.O., etc. 4.8%
Val-Bélair, St-Émile, L'Ancienne-Lorette, etc. 5.4%
Québec des Rivières, L'Anc.-Lorette 4.6%
Québec Basse-Ville, Vanier 4.5%
Ste-Foy, Sillery, C.-Rouge, St-Aug. 3.8%
Québec Haute-Ville 4.0%
Lévis, Pintendre, etc. 3.6%
Cherny, St-Romuald, St-Jean-Ch., etc. 2.1%
Legend
4.5% 2015 vacancy rate for Québec Basse-Ville, Vanier
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014

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Overview

The rental housing vacancy rate increased in the Québec census metropolitan area (CMA), reaching 4.0 per cent in October 2015, compared to 3.1 per cent a year earlier.

An overview of the vacancy rates among the different sectors in Québec shows that the results varied between 2.1 per cent and 5.4 per cent. Of all the sectors in the CMA, Charny had the lowest vacancy rate (2.1 per cent), and Val-Bélair, the highest (5.4 per cent).

According to the Rental Market Survey (RMS), the vacancy rate for apartments with one or more bedrooms rose to 4.0 per cent in October 2015, which is close to the CMA average. However, market conditions tightened for bachelors. In fact, the percentage of vacant units in this category dropped from 4.6 per cent to 2.9 per cent between the last two October surveys. Consequently, among all unit types, bachelors showed the tightest market conditions.

An analysis by year of construction revealed that the percentage of vacant units was lower than the CMA average (4.0 per cent) in the case of structures built between 1975 and 1989 (3.5 per cent) and between 1990 and 2004 (2.6 per cent).

However, the vacancy rate reached almost 5 per cent for structures built between 1960 and 1974 (4.8 per cent) and since 2005 (4.6 per cent). Structures built before 1960, for their part, had a vacancy rate that was comparable to the CMA average (3.9 per cent).

Between 2014 and 2015, the estimated change in the average rent[1] for two-bedroom apartments was 1.3 per cent. The average rent for such units reached $788 this past October.

The growth in rental housing supply helped soften the market conditions. Between 2014 and 2015, close to 1,500 rental apartments were completed, an increase of 47 per cent compared to the previous period (from 2013 to 2014).

Furthermore, the supply of rental condominium apartments grew from 3,142 units in 2014 to 3,512 units in 2015, a 12-per-cent increase. Even though this market is not quite comparable to the conventional rental market, rental condominium apartments still compete with high-end conventional rental apartments. In fact, rental condominium apartments often offer amenities, such as a swimming pool, gardens and common areas, which surely attract households that could have opted for a high-end conventional rental apartment.

It is estimated that the demand trend in 2015 remained similar to the trend observed in 2014, as employment and migration were stable. Also, despite the slight decrease in mortgage rates, this was not sufficient to change the movement to homeownership compared to last year. All in all, these factors made the number of new renters in 2015 likely stay at about the same level as in 2014.

In conclusion, the easing of conditions on the conventional rental market was the result of supply growth outpacing demand growth.

Market conditions vary among sectors

In total, out of the nine sectors covered by the RMS, five saw their market conditions ease. Three sectors had vacancy rates above the CMA average: Les Rivières, Val-Bélair and Beauport.

In fact, the Val-Bélair sector recorded the highest vacancy rate in the CMA, at 5.4 per cent. The cutbacks by the federal government that affected the Valcartier military base—an important employment hub in the sector—likely had a negative impact on rental housing demand. Also, there was little change in supply between 2014 and 2015.

In Beauport, the vacancy rate reached 4.8 per cent this past October, compared to 3.4 per cent a year earlier. The rental housing supply increased year over year, since the number of completed rental units went from 209 to 549 in one year. The easing of the market conditions in the Beauport sector is essentially attributable to this growth in supply.

In the Les Rivières sector, a slight increase in supply was noted, comparable to that observed last year. It therefore appears that the slower growth in demand caused the market conditions to ease. The vacancy rate in this sector reached 4.6 per cent in October 2015, compared to 3.2 per cent a year earlier.

On the South Shore, the Charny sector still showed relatively tight market conditions since it posted an average vacancy rate of 2.1 per cent in October 2015. In Lévis, the market softened and the vacancy rate climbed from 1.4 per cent in 2014 to 3.6 per cent this year.

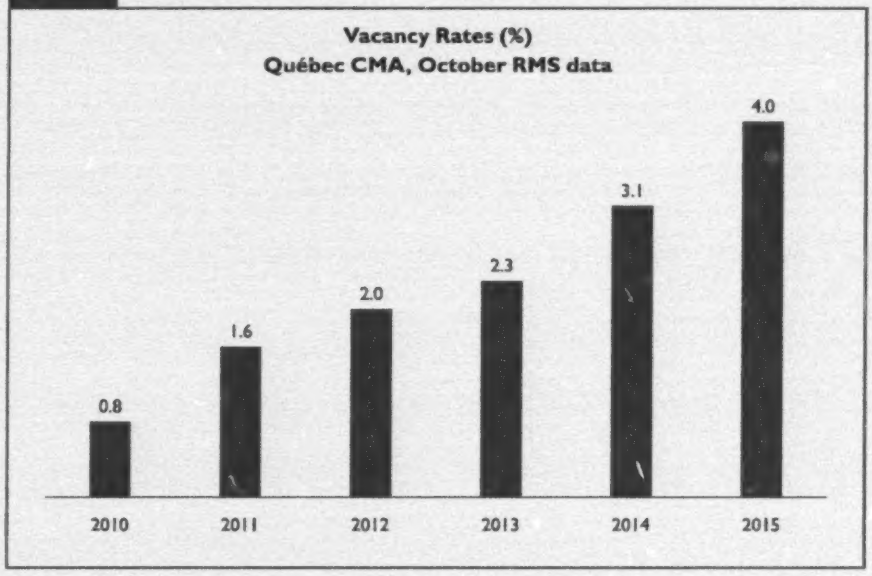
[1] The estimated percentage change in the average rent is a measure of the market movement and is based on those structures that were common to the survey sample for October 2014 and 2015.

Vacancy rates for bachelor units bucked the trend

According to the RMS, the vacancy rate for apartments with one or more bedrooms rose to 4.0 per cent in October 2015, which is close to the CMA average. However, market conditions tightened for bachelors. In fact, the percentage of vacant units in this category dropped from 4.6 per cent in October 2014 to 2.9 per cent a year later. Consequently, among all unit types, bachelors showed the tightest market conditions.

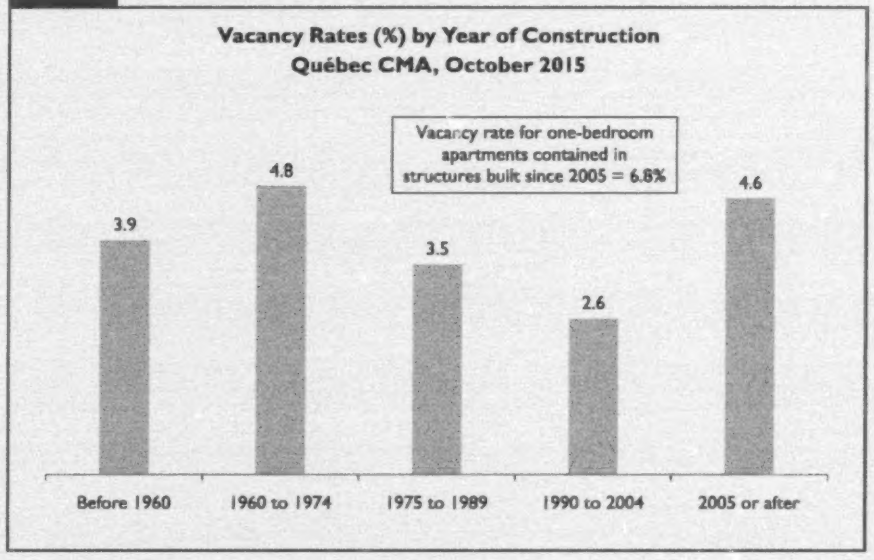
This can probably be explained by the fact that the construction of new bachelor units has been very limited over the last few years. Moreover, the bachelor apartment universe represented only 6 per cent of the conventional rental housing supply in October 2015. It should also be noted that this apartment type had the lowest average rent, which likely meets the needs of a certain number of single-person households who want to spend a limited portion of their budget on housing.

Figure 2



Source: CMHC

Figure 3



Source: CMHC

Vacancy rates vary depending on the year of construction

An analysis by year of construction revealed that the percentage of vacant units was lower than the CMA average (4.0 per cent) in the case of structures built between 1975 and 1989 (3.5 per cent) and between 1990 and 2004 (2.6 per cent).

However, the vacancy rate reached almost 5 per cent for structures built between 1960 and 1974 (4.8 per cent) and since 2005 (4.6 per cent). Structures built before 1960, for their part, had a vacancy rate that was comparable to the CMA average (3.9 per cent).

It can be assumed that the recent increase in supply prompted many renters to move into newer units or units that better suited their preferences. By comparing the vacancy rates by year of construction, it was noted that, in fact, the percentage of vacant units was higher in structures built before 1975.

It should be mentioned, however, that the vacancy rate is also higher in structures built since 2005. It can therefore be concluded that even if the units contained in structures built between 1975 and 2004 seem to be more suitable to many households, the generally higher-than-average rents charged

in newly constructed structures have likely been an "obstacle" for many. It should be mentioned that one-bedroom apartments built during this period posted a vacancy rate of 6.8 per cent in October 2015.

Haute-Ville posted a higher average rent

Between 2014 and 2015, the estimated change in the average rent[2] for two-bedroom apartments was 1.3 per cent. The average rent for such units reached $788 this past October.

The Haute-Ville sector had the highest average rent in the CMA. For two-bedroom apartments, the average was $964 in October 2015. The Sainte-Foy sector followed, with an average rent of $885 per month for two-bedroom apartments. These central sectors post rents that are higher than the CMA average, year after year. The Basse-Ville sector still had the lowest average rent, at $698 per month for two-bedroom apartments.

The increase in supply resulted in softer market conditions

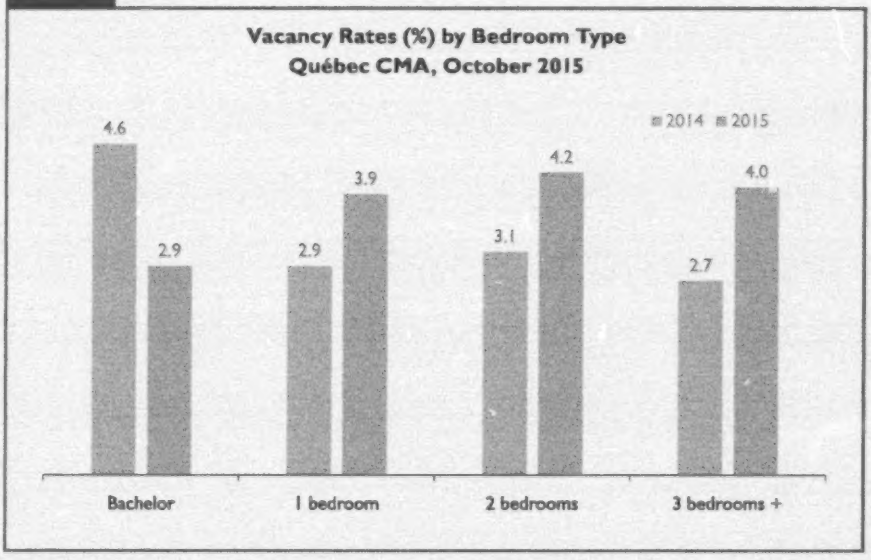
By examining the changes in rental structures completed between 2014 and 2015 and the changes in demand, it is undeniable that the increase in supply caused rental market conditions to ease in the Québec area this year.

Between 2014 and 2015, close to 1,500 rental apartments were completed, an increase of 47 per cent compared to the previous period (from 2013 to 2014). It is estimated that the demand trend in 2015 remained similar to the trend observed in 2014, as employment and migration were stable. Also, despite the slight decrease in mortgage rates, this was not sufficient to change the movement to homeownership compared to last year. All in all, these factors made the number of new renters in 2015 likely stay at about the same level as in 2014.

Figure 4

Source: CMHC

Figure 5



Source: CMHC

[2] The estimated percentage change in the average rent is a measure of the market movement and is based on those structures that were common to the survey sample for October 2014 and 2015.

Furthermore, the rental condominium market has grown from 3,142 units in 2014 to 3,512 units in 2015, a 12-per-cent increase. Even though this market is not quite comparable to the conventional rental market, rental condominiums still compete with high-end conventional rental apartments.

In fact, rental condominiums often offer amenities, such as a swimming pool, gardens and common areas, which surely attract households that could have opted for a high-end conventional rental apartment. Therefore, the supply of rental condominiums still contributed to the rise in the conventional rental housing vacancy rate.

The rental condominium market remained stable

While the number of rental condominiums climbed between the last two fall surveys (refer to the previous section), market conditions did not change significantly from a statistical standpoint. Currently, the vacancy rate on this market (4 per cent) is similar to that observed on the conventional rental market.

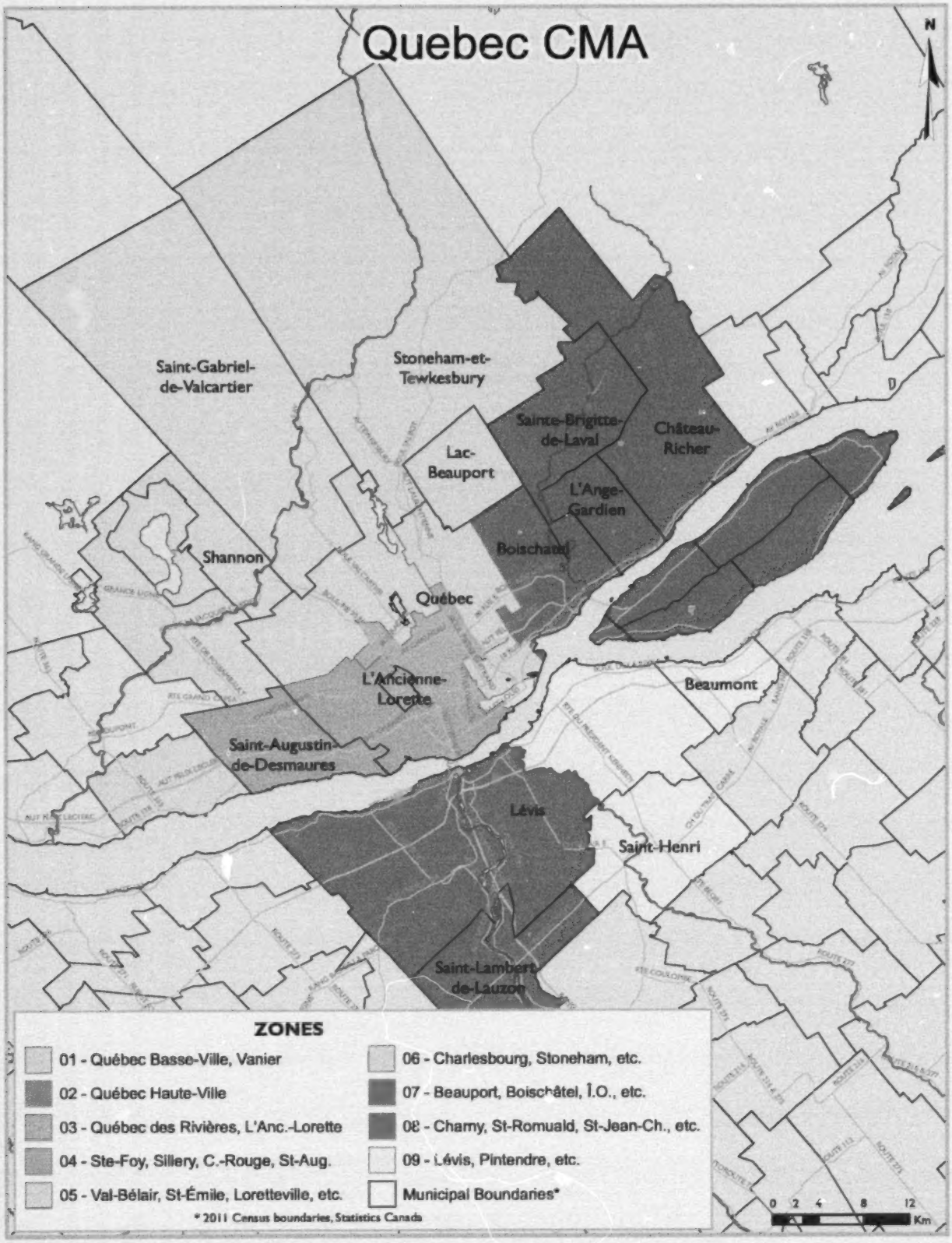
The central sectors (North Centre), however, saw their market conditions soften between the last two surveys: the vacancy rate went from 3.1 per cent in October 2014 to 4.5 per cent in October 2015. The growth in the supply of rental condominiums in these sectors likely explains these market dynamics.

The vacancy rate in the Northern Suburbs remained stable versus 2014 and was also lower (3.6 per cent) than in the North Centre. The data collected this year for the South Shore do not allow the release of a vacancy rate.

The average monthly rent for two-bedroom condominiums reached $1,065 per month in the CMA, that is, 35 per cent more than the average rent of conventional rental units of the same size. This gap is attributable to the fact that the rental condominium market is generally composed of more luxurious units that offer additional amenities.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**


Quebec CMA
N
Saint-Gabriel-de-Valcartier
Stoneham-et-Tewkesbury
Sainte-Brigitte-de-Laval
Château-Richer
Lac-Beauport
L'Ange-Gardien
Boischatel
Shannon
Québec
L'Ancienne-Lorette
Beaumont
Saint-Augustin-de-Desmaures
Lévis
Saint-Henri
Saint-Lambert-de-Lauzon
ZONES
01 - Québec Basse-Ville, Vanier
02 - Québec Haute-Ville
03 - Québec des Rivières, L'Anc.-Lorette
04 - Ste-Foy, Sillery, C.-Rouge, St-Aug.
05 - Val-Bélair, St-Émile, Loretteville, etc.
06 - Charlesbourg, Stoneham, etc.
07 - Beauport, Boischâtel, I.O., etc.
08 - Charny, St-Romuald, St-Jean-Ch., etc.
09 - Lévis, Pintendre, etc.
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 2 4 8 12
Km

RMS ZONE DESCRIPTIONS - QUÉBEC CMA	
Zone 1	**Québec Basse-Ville** - Saint-Roch, Vieux-Port, Saint-Sauveur, Limoilou, Vanier
Zone 2	**Québec Haute-Ville** - Cap-Blanc/Vieux-Québec/St-Jean-Baptiste, Montcalm (Plateau), Saint-Sacrement
Zone 3	**Québec des Rivières, L'Anc.-Lorette** - Duberger, Les Saules, L'Ancienne-Lorette, Lebourgneuf, Neufchâtel
Zone 4	**Ste-Foy, Sillery, C.-Rouge, St-Aug.** - Sillery, Haut de Sainte-Foy, Pointe-de-Sainte-Foy, Cap-Rouge, Quartier Laurentien, Saint-Augustin-de-Desmaures
Zone 5	**Val-Bélair, St-Émile, Loretteville, etc.** - Loretteville, Saint-Émile/Lac-Delage/Lac-Saint-Charles, Val-Bélair, North-West Québec CMA
Zone 6	**Charlesbourg, Stoneham, etc.** - Charlesbourg (Centre), Charlesbourg (Orsainville), North-East Québec CMA
Zone 7	**Beauport, Boischâtel, Î.O., etc.** - Beauport (Giffard), Beauport (Centre), Beauport (Villeneuve), Beauport Ste-Thérèse/Boischâtel etc., Québec City East CMA
Zone 8	**Charny, St-Romuald, St-Jean-Ch., etc.** - Saint-Romuald, Saint-Nicolas/Bernières, Charny, Saint-Rédempteur, Saint-Jean-Chrysostome, Saint-Lambert-de-Lauzon etc.
Zone 9	**Lévis, Pintendre, etc.** - Lévis (Saint-David), Lévis (Centre), Lévis (Lauzon), Beaumont/St-Joseph-Pte-de-Lévy/Pintendre, Saint-Henri
Zones 1-9	**Québec CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - QUÉBEC CMA	
Sub Area 1	**North Centre** includes RMS Zone 1 (Québec Basse-Ville, Vanier), Zone 2 (Québec Haute-Ville), Zone 3 (Québec des Rivières, L'Ancienne-Lorette), and Zone 4 (Ste-Foy, Sillery, Cap-Rouge, St-Augustin).
Sub Area 2	**Northern Suburbs** includes RMS Zone 5 (Val-Bélair, St-Émile, Loretteville, etc.), Zone 6 (Charlesbourg, Stoneham, etc.), and Zone 7 (Beauport, Boischâtel, I.O., etc.).
Sub Area 3	**South Shore** includes RMS Zone 8 (Charny, St-Romuald, St-Jean-Ch., etc), and Zone 9 (Lévis, Pintendre, etc.).
Sub Areas 1-3	**Québec CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec Basse-Ville, Vanier	**	3.4 d	3.2 c	4.6 c	4.1 d	4.8 b	2.9 c	3.6 d	4.0 c	4.5 b
Québec Haute-Ville	2.6 c	5.1 c	4.4 c	5.1 c	2.8 c	3.0 c	2.6 c	2.5 c	3.3 c	4.0 b
Qué. des Rivières, L'Anc-Lorette	**	**	2.5 c	5.0 c	3.7 c	4.6 b	2.2 c	4.2 d	3.2 c	4.6 c
Ste-Foy/Sillery/C.-Rouge/St-Aug.	2.3 c	0.8 a	2.2 a	2.9 a	3.3 c	4.9 b	3.0 c	4.7 c	2.8 a	3.8 b
Val-Bélair/St-Émile/Loretteville	**	**	2.4 c	6.0 c	2.0 c	4.1 c	**	**	2.3 b	5.4 c
Charlesbourg, Stoneham, etc.	5.9 d	2.9 c	3.1 c	2.8 b	3.4 c	3.5 b	3.0 c	2.0 c	3.3 b	3.2 b
Beauport, Boischâtel, Î.O., etc.	**	3.3 d	**	4.4 b	3.3 d	5.2 b	4.0 d	4.3 c	3.4 c	4.8 b
Charny, St-Romuald, St-Jean-Ch.	0.0 d	**	1.3 d	0.5 b	1.8 d	2.5 c	**	**	1.6 c	2.1 c
Lévis, Pintendre, etc.	**	0.0 d	2.6 c	2.5 c	0.9 a	3.3 c	**	**	1.4 a	3.6 c
Québec CMA	**4.6 c**	**2.9 b**	**2.9 a**	**3.9 a**	**3.1 b**	**4.2 a**	**2.7 a**	**4.0 b**	**3.1 a**	**4.0 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec Basse-Ville, Vanier	506 b	498 a	566 a	578 a	688 a	698 a	791 a	809 a	649 a	661 a
Québec Haute-Ville	581 a	628 a	777 a	794 a	929 a	964 a	1,118 a	1,143 a	853 a	881 a
Qué. des Rivières, L'Anc-Lorette	524 c	552 a	677 a	683 a	852 a	873 a	960 a	1,000 a	822 a	839 a
Ste-Foy/Sillery/C.-Rouge/St-Aug.	548 a	553 a	702 a	713 a	868 a	885 a	971 a	1,002 a	808 a	817 a
Val-Bélair/St-Émile/Loretteville	474 b	504 a	600 a	604 a	753 a	747 a	847 a	878 a	732 a	739 a
Charlesbourg, Stoneham, etc.	481 a	486 a	613 a	629 a	740 a	748 a	832 a	838 a	716 a	726 a
Beauport, Boischâtel, Î.O., etc.	483 a	485 a	580 a	623 a	738 a	772 a	844 b	899 b	721 a	754 a
Charny, St-Romuald, St-Jean-Ch.	467 b	567 b	565 a	579 a	701 a	713 a	840 a	865 a	699 a	711 a
Lévis, Pintendre, etc.	475 a	474 a	566 a	578 a	708 a	731 a	758 a	768 a	680 a	700 a
Québec CMA	**534 a**	**546 a**	**648 a**	**666 a**	**775 a**	**788 a**	**898 a**	**930 a**	**745 a**	**760 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec Basse-Ville, Vanier	1,351	1,333	4,922	5,158	9,427	9,501	2,219	2,215	17,919	18,207
Québec Haute-Ville	1,251	1,252	3,248	3,262	2,817	2,826	1,346	1,329	8,662	8,669
Qué. des Rivières, L'Anc-Lorette	180	213	1,826	1,867	5,947	6,103	1,053	1,035	9,006	9,218
Ste-Foy/Sillery/C.-Rouge/St-Aug.	1,141	1,331	5,631	5,598	8,000	8,196	2,508	2,567	17,280	17,692
Val-Bélair/St-Émile/Loretteville	37	40	692	736	2,056	2,109	472	529	3,257	3,414
Charlesbourg, Stoneham, etc.	212	225	2,037	2,123	5,476	5,479	1,009	1,041	8,734	8,868
Beauport, Boischâtel, Î.O., etc.	186	198	1,231	1,384	3,713	3,815	1,002	1,026	6,132	6,423
Charny, St-Romuald, St-Jean-Ch.	51	52	659	660	3,474	3,544	542	541	4,726	4,797
Lévis, Pintendre, etc.	187	173	1,034	1,061	3,247	3,275	651	651	5,119	5,160
Québec CMA	**4,596**	**4,817**	**21,280**	**21,849**	**44,157**	**44,848**	**10,802**	**10,934**	**80,835**	**82,448**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec Basse-Ville, Vanier	**	4.0 d	3.3 d	5.2 c	4.2 c	5.2 b	3.4 d	3.7 d	4.1 c	4.9 b
Québec Haute-Ville	4.1 c	7.8 c ↑	6.8 b	6.5 b	4.3 c	3.9 d	4.1 d	3.4 d	5.2 c	5.3 b
Qué. des Rivières, L'Anc-Lorette	**	12.0 d	2.7 c	6.8 c ↑	5.0 c	5.3 b	2.6 c	4.4 d	4.2 b	5.7 b ↑
Ste-Foy/Sillery/C.-Rouge/St-Aug.	2.7 c	0.9 a ↓	2.7 a	3.5 b ↑	3.8 c	5.4 b ↑	3.6 d	5.2 c	3.3 b	4.4 b ↑
Val-Bélair/St-Émile/Loretteville	**	**	3.0 b	6.4 c ↑	2.4 b	4.5 c ↑	**	**	2.8 b	5.8 c ↑
Charlesbourg, Stoneham, etc.	**	2.9 c	3.5 c	3.2 b	3.7 c	4.0 b	3.8 d	3.4 c	3.8 b	3.7 b
Beauport, Boischâtel, Î.O., etc.	**	4.5 d	**	4.6 b	3.9 c	5.6 b ↑	4.0 d	5.1 c	3.8 c	5.3 b ↑
Charny, St-Romuald, St-Jean-Ch.	0.0 d	**	1.5 d	0.5 b	2.1 c	2.7 c	**	**	1.8 c	2.2 c
Lévis, Pintendre, etc.	**	0.0 d	2.7 c	2.7 c	1.0 a	3.3 d ↑	**	**	1.5 a	3.6 c ↑
Québec CMA	**5.3 c**	**4.3 b**	**3.5 b**	**4.7 a ↑**	**3.7 a**	**4.7 a ↑**	**3.3 b**	**4.5 b ↑**	**3.7 a**	**4.6 a ↑**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Québec Basse-Ville, Vanier	2.6 c	++	1.8 c	1.9 c	2.4 b	1.0 a	++	**	2.2 c	1.1 a
Québec Haute-Ville	**	++	**	++	2.7 c	2.4 c	**	++	3.3 d	++
Qué. des Rivières, L'Anc-Lorette	5.6 d	++	2.5 b	1.3 a	0.9 d	1.5 a	++	1.8 b	1.4 a	1.3 a
Ste-Foy/Sillery/C.-Rouge/St-Aug.	2.5 b	1.6 b	2.0 c	0.9 a	2.3 b	1.4 a	1.1 a	2.3 c	1.7 c	1.1 a
Val-Bélair/St-Émile/Loretteville	++	**	2.0 c	**	1.9 b	2.9 c	1.7 c	1.5 a	1.9 b	2.7 c
Charlesbourg, Stoneham, etc.	**	++	1.8 c	1.8 b	1.6 b	1.3 a	1.7 c	1.3 a	1.5 b	1.3 a
Beauport, Boischâtel, Î.O., etc.	2.5 c	++	1.7 c	2.8 c	1.7 c	++	++	++	1.7 c	++
Charny, St-Romuald, St-Jean-Ch.	++	4.5 d	**	1.5 a	1.8 c	++	++	++	1.9 c	0.7 b
Lévis, Pintendre, etc.	2.6 c	3.1 d	2.8 c	++	1.0 d	++	++	++	1.5 a	++
Québec CMA	**2.7 b**	**2.4 c**	**2.5 b**	**1.7 c**	**2.0 c**	**1.3 a**	**1.2 a**	**2.1 c**	**1.9 c**	**1.4 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Québec CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec CMA										
Pre 1960	5.2 c	3.1 c	3.6 c	3.7 c	3.6 c	4.6 c	3.0 c	3.4 c	3.6 c	3.9 c
1960 - 1974	3.5 c	3.2 c	3.0 c	4.1 b	4.7 c	5.5 b	2.9 c	5.3 c	3.8 c	4.8 b
1975 - 1989	5.2 c	0.8 c	2.3 c	3.1 c	1.9 c	3.7 c	1.7 c	3.5 c	2.1 c	3.5 b
1990 - 2004	**	3.3 d	2.0 c	2.8 b	1.3 c	2.9 c	**	0.9 d	1.6 c	2.6 c
2005+	**	**	3.0 d	6.8 b	3.6 c	3.7 c	4.2 c	5.4 c	3.5 c	4.6 b
Total	4.6 c	2.9 c	2.9 c	3.9 c	3.1 c	4.2 c	2.7 c	4.0 c	3.1 c	4.0 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Québec CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec CMA										
Pre 1960	512 a	522 b	585 a	608 b	683 a	694 b	887 a	905 a	673 a	690 a
1960 - 1974	536 a	549 b	641 a	655 b	735 a	752 b	840 a	877 a	706 a	721 a
1975 - 1989	544 a	540 b	657 a	664 b	745 a	748 b	885 a	895 a	730 a	736 a
1990 - 2004	599 a	610 b	719 a	718 b	807 a	818 b	923 a	957 a	805 a	813 a
2005+	540 b	563 b	789 a	810 b	975 a	997 b	1,086 a	1,138 a	948 a	970 a
Total	534 a	546 b	648 a	666 b	775 a	788 b	898 a	930 a	745 a	760 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Québec CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec CMA										
3 to 5 Units	**	**	2.9 c	3.0 c	2.1 b	2.6 c	**	3.2 d	2.5 c	2.9 b
6 to 19 Units	**	**	2.6 c	3.9 c ↑	3.5 b	4.4 b ↑	3.2 c	4.7 c ↑	3.3 b	4.3 b ↑
20 to 49 Units	4.1 b	3.3 b	3.4 b	4.7 a ↑	3.0 a	5.1 a ↑	2.7 a	3.6 b ↑	3.2 a	4.7 a ↑
50 to 99 Units	3.6 d	3.6 b	3.7 b	3.6 b	3.7 b	4.3 b	4.9 c	4.2 c	3.8 b	4.0 a
100+ Units	1.5 d	1.5 a	1.7 d	3.5 a ↑	3.2 b	3.8 a	1.8 b	2.1 a	2.2 a	3.2 a ↑
Total	4.6 c	2.9 b ↓	2.9 a	3.9 a ↑	3.1 b	4.2 a ↑	2.7 a	4.0 b ↑	3.1 a	4.0 a ↑

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Québec CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec CMA										
3 to 5 Units	478 b	460 a	551 a	578 a	707 a	713 a	881 a	895 a	704 a	712 a
6 to 19 Units	488 a	512 a	585 a	599 a	728 a	741 a	843 a	873 a	708 a	724 a
20 to 49 Units	513 a	520 a	643 a	656 a	785 a	804 a	866 a	896 a	721 a	737 a
50 to 99 Units	574 a	583 a	743 a	769 a	978 a	1,012 a	1,159 a	1,255 a	877 a	904 a
100+ Units	684 a	687 a	885 a	901 a	1,130 a	1,117 a	1,445 a	1,489 a	999 a	1,005 a
Total	534 a	546 a	648 a	666 a	775 a	788 a	898 a	930 a	745 a	760 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone
Québec CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec Basse-Ville, Vanier	4.1 d	3.7 d	3.9 d	5.0 c	3.5 b	4.9 b ↑	5.7 c	3.1 c ↓	**	**
Québec Haute-Ville	**	**	4.4 d	4.0 d	4.1 c	5.6 c ↑	3.7 b	4.5 a ↑	2.7 a	4.1 b ↑
Qué. des Rivières, L'Anc-Lorette	**	**	3.3 c	5.1 c ↑	3.6 c	5.0 b ↑	4.9 b	2.7 b ↓	**	**
Ste-Foy/Sillery/C.-Rouge/St-Aug.	**	5.5 d	4.2 d	4.3 d	2.3 a	4.2 b ↑	2.6 b	2.7 a	1.6 b	2.5 b ↑
Val-Bélair/St-Émile/Loretteville	0.6 b	**	1.1 a	4.7 d ↑	8.2 a	9.0 b	1.6 a	**	-	-
Charlesbourg, Stoneham, etc.	5.5 d	**	3.3 d	3.0 b	3.2 a	4.4 b ↑	4.3 b	2.5 a ↓	1.6 a	1.2 a
Beauport, Boischâtel, Î.O., etc.	**	2.8 c	3.0 c	4.9 b ↑	4.7 c	5.9 a	2.9 b	8.7 a ↑	-	**
Charny, St-Romuald, St-Jean-Ch.	**	0.5 b	2.0 c	2.4 c	1.2 a	3.9 b ↑	-	-	-	-
Lévis, Pintendre, etc.	**	**	1.4 a	4.4 d ↑	1.7 a	2.6 b ↑	**	**	-	-
Québec CMA	**2.5** c	**2.9** b	**3.3** b	**4.3** b ↑	**3.2** a	**4.7** a ↑	**3.8** b	**4.0** a	**2.2** a	**3.2** a ↑

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type
Québec CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec CMA										
LT $700	5.2 d	2.9 b ↓	3.1 b	4.0 b ↑	2.7 a	3.9 a ↑	**	**	3.1 b	3.7 a ↑
$700 - $799	**	3.2 c	2.1 b	3.4 b ↑	3.4 c	4.8 b ↑	1.8 a	4.8 a ↑	3.0 a	4.5 a ↑
$800 - $899	**	4.5 d	4.2 d	4.5 c	3.2 c	4.9 b ↑	2.2 c	4.9 c ↑	3.1 c	4.8 b ↑
$900 - $999	**	**	1.9 b	2.9 b ↑	3.9 c	5.0 c ↑	5.6 d	4.3 d	4.2 c	4.6 b
$1000 - $1099	**	**	3.5 c	8.0 b ↑	3.1 d	2.1 b ↓	2.9 c	2.9 c	3.1 c	3.2 c
$1100+	**	**	2.0 b	7.3 c ↑	4.5 b	3.4 c	3.8 d	4.4 d	4.0 b	4.3 b
Total	4.6 c	2.9 b	2.9 a	3.9 a ↑	3.1 b	4.2 a ↑	2.7 a	4.0 a ↑	3.1 a	4.0 a ↑

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Québec CMA - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
North Centre	3.1 b	4.5 c	3.4 b	4.2 a
Northern Suburbs	2.9 b	3.6 d	3.2 b	4.1 a
South Shore	4.4 c	**	1.5 a	2.9 b
Québec CMA	**3.2**	**4.0**	**3.1**	**4.0**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Québec CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
North Centre	**	554 a	837 d	685 a Δ	1,160 b	821 a Δ	1,185 d	972 a Δ
Northern Suburbs	**	487 a	**	623 a	847 c	756 a Δ	**	870 a
South Shore	**	497 a	**	579 a	952 d	722 a Δ	**	815 a
Québec CMA	**	**546**	**870**	**666**	**1,065**	**788**	**1,149**	**930**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Québec CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
North Centre	**	**	**	837 d	1,121 b ↓	1,160 b -	**	1,185 d	1,094 b	1,095 b -
Northern Suburbs	**	**	**	**	**	847 c	**	**	844 d	932 c
South Shore	**	**	**	**	**	952 d	**	**	**	949 d
Québec CMA	**	**	**900 d**	**870 d**	**1,070 b**	**1,065 b -**	**1,116 c**	**1,149 c -**	**1,038 b**	**1,036 b -**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Québec CMA - October 2015

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Québec CMA				
3 to 5 Units	2.3 c	**	2.5 c	2.9 b ↑
6 to 19 Units	3.7 b	3.5 d -	3.3 b	4.3 b ↑
20 to 49 Units	3.4 b	2.3 b ↓	3.2 a	4.7 a ↑
50 to 99 Units	3.9 c	4.7 c -	3.8 b	4.0 a -
100+ Units	1.9 b	5.4 d ↑	2.2 a	3.2 a ↑
Total	3.2 b	4.0 c -	3.1 a	4.0 a ↑

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Québec CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
North Centre	19,325	19,645	2,109 a	2,293 a	10.9 a	11.7 a ↑	3.1 b	4.5 c ↑
Northern Suburbs	8,293	8,363	665 a	801 a	8.0 a	9.6 a ↑	2.9 b	3.6 d
South Shore	3,097	3,145	362 a	403 a	11.7 a	12.8 a -	4.4 c	**
Québec CMA	**30,715**	**31,153**	**3,142 a**	**3,512 a**	**10.2 a**	**11.3 a ↑**	**3.2 b**	**4.0 c ↑**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Québec CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec CMA								
3 to 5 Units	2,198	2,237	213 a	257 a	9.7 a	11.5 a ↑	2.3 c	**
6 to 19 Units	8,405	8,502	836 a	978 a	9.9 a	11.5 a ↑	3.7 b	3.5 d -
20 to 49 Units	7,510	7,718	703 a	826 a	9.4 a	10.7 a ↑	3.4 b	2.3 b ↓
50 to 99 Units	7,796	7,920	738 a	787 a	9.5 a	9.9 a -	3.9 c	4.7 c -
100+ Units	4,806	4,776	653 a	664 a	13.6 a	13.9 a -	1.9 b	5.4 d ↑
Total	30,715	31,153	3,142 a	3,512 a	10.2 a	11.3 a ↑	3.2 b	4.0 c ↑

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Québec CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Québec CMA										
Single Detached	**	**	**	**	820 c	**	973 c	966 c	924 c	897 b
Semi detached, Row and Duplex	**	**	554 b	537 a	673 b	715 b	790 b	849 b	703 b	754 b ↑
Other-Primarily Accessory Suites	**	**	**	582 b	669 b	699 b	**	**	**	627 b
Total	**	**	666 c	**	699 b	716 a	862 b	895 b	752 b	748 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Québec CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Québec CMA		
Single Detached	**	4,841 d
Semi detached, Row and Duplex	12,682 b	10,489 b ↓
Other-Primarily Accessory Suites	**	7,072 d
Total	22,780	22,402

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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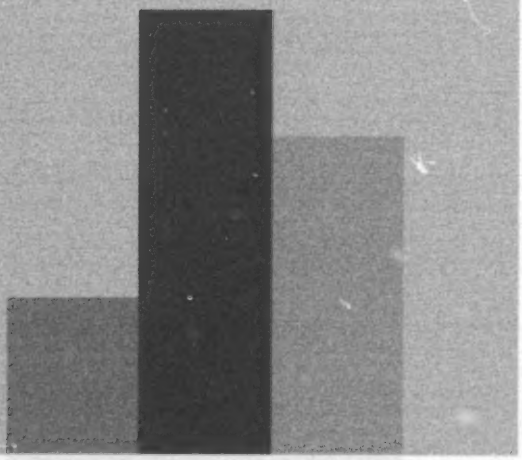

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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